



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer-  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

County Counsel  
Director of Planning

At its meeting held May 27, 2003 the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

Combined hearing on the following zoning matters and Mitigated Negative Declaration relating to property located at the terminus of Urbandale Ave. and Franwood Ave., in the Canyon Country community, Newhall Zoned District, petitioned by Dentec Holdings, Inc.:

Zone Change Case No. 99-020-(5), from A-2-2 to A-2-1 and R-1-7,000

Conditional Use Permit Case No. 99-020-(5), to authorize a density-controlled residential development and to ensure compliance with hillside management design review criteria

Tentative Tract Map No. 52829-(5), to create 95 single-family residential lots, 1 open space lot with a hiking trail easement, 1 park lot and 2 landscape lots

Ellen Fitzgerald, representing the Department of Regional Planning and Dennis Hunter, representing the Department of Public Works were duly sworn and testified. Opportunity was given for interested persons to address the Board. Terry Wibbels, Geraldine Maurovich and Les Bleiler addressed the Board.

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11 (Continued)

Supervisor Antonovich made the following statement:

“This project includes Tentative Tract Map 52829, and Zone Change and Conditional Use Permit 99-020-(5) to authorize a cluster-design residential development of 95 single-family residences. The project includes 18.5 acres of open space with a hiking trail easement and approximately 2 acres of privately maintained parkland.

“The project was discussed on several occasions in public hearings before the Regional Planning Commission. City of Santa Clarita staff was involved in the planning process, and the project applicant made several design changes to reflect City input. Access to the project site was also redesigned to eliminate through access from Urbandale Avenue since the residents of the street voiced their opposition to additional traffic.

“The project site is located adjacent to property owned by the Saugus Union School District and access to the school site will be provided by streets within the project. The applicant has entered into a verbal agreement with the school district to do necessary grading work on the District’s property to expedite school construction plans, resulting in a cost savings to the District. The applicant has also agreed to provide a payment to the District of \$100,000 to assist in the purchase of playground equipment. Because this agreement between the developer and the School District is not finalized, the outline of this agreement should be incorporated into the conditions of approval of the project and will therefore be binding upon any future owner or builder of the project.

“The proposed project is consistent with the existing General Plan designation for the subject property, so no General Plan amendment is required. The proposed zone change and tract map are consistent with the density permitted under the County’s General Plan.

“The project will provide housing opportunities near existing development and job centers in the Santa Clarita Valley. The project’s hiking trail and park will provide recreational options to nearby residents. The applicant has consulted with the Saugus Union School District to reach agreement on project modifications that will provide significant benefits to the School District.”

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Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Knabe, unanimously carried (Supervisors Molina and Yaroslavsky being absent), the Board closed the hearing and took the following actions:

1. Adopted the attached Mitigated Negative Declaration prepared for the project; certified its completion and determined that there is no substantial evidence that the project will have a significant impact upon the environment; and that the Negative Declaration reflects the independent judgment and analysis of the County;
2. Made a finding that the proposed change of zone is consistent with the Los Angeles County General Plan; and that the public convenience, the general welfare and good zoning practice justify the recommended change of zone;
3. Approved Zone Change Case No. 99-020-(5);
4. Indicated its intent to approve Conditional Use Permit Case No. 99-020-(5) and Tentative Tract Map No. 52829-(5); and
5. Instructed County Counsel to prepare the necessary ordinance, findings and revised conditions, incorporating a condition of approval into the Tentative Tract Map requiring that the developer enter into an agreement with the Saugus Union School District concerning certain commitments between the parties, as identified more specifically in correspondence contained in the project file.

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Attachment

Copies distributed

Each Supervisor  
Director of Internal Services  
Director of Public Works  
Dentec Holdings, Inc.